HOUSING MARKET INFORMATION

HOUSING NOW
Hamilton and Brantford CMAs

CANADA MORTGAGE AND HOUSING CORPORATION

Date Released: February 2013

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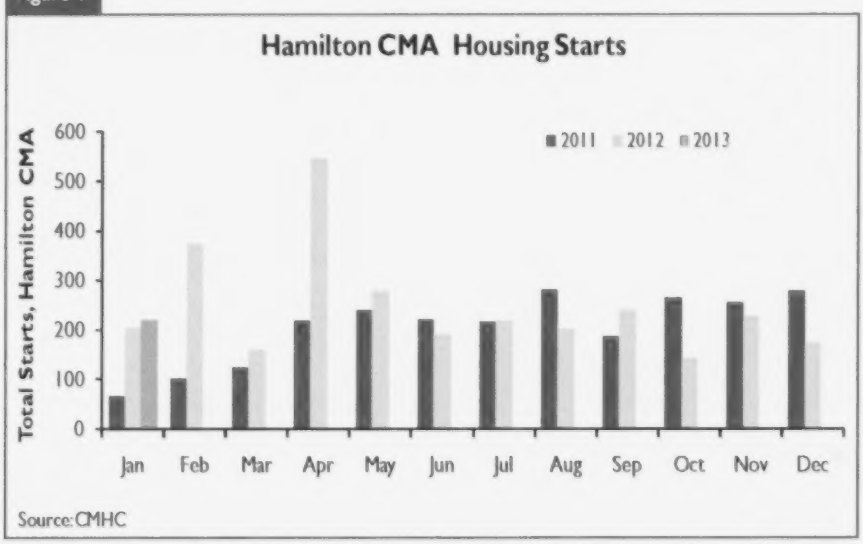
New Home Market

Hamilton CMA total housing starts up in January 2013

Hamilton Census Metropolitan Area (CMA) total housing starts were up in January 2013 from the same month a year ago. The strong performance in single-detached and apartment starts completely offset the decline in semi-detached and row starts. Similar to the pattern seen last year, single-detached starts began 2013 on a high note recovering from two consecutive monthly declines. In January 2013, the more volatile apartment segment advanced eight times the number of units recorded in January of last year. A high rise condominium structure in the City of Hamilton accounted for all the apartment starts this January.

Figure 1



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Meanwhile row starts took a breather in the first month of 2013, after registering a five-year high in 2012.

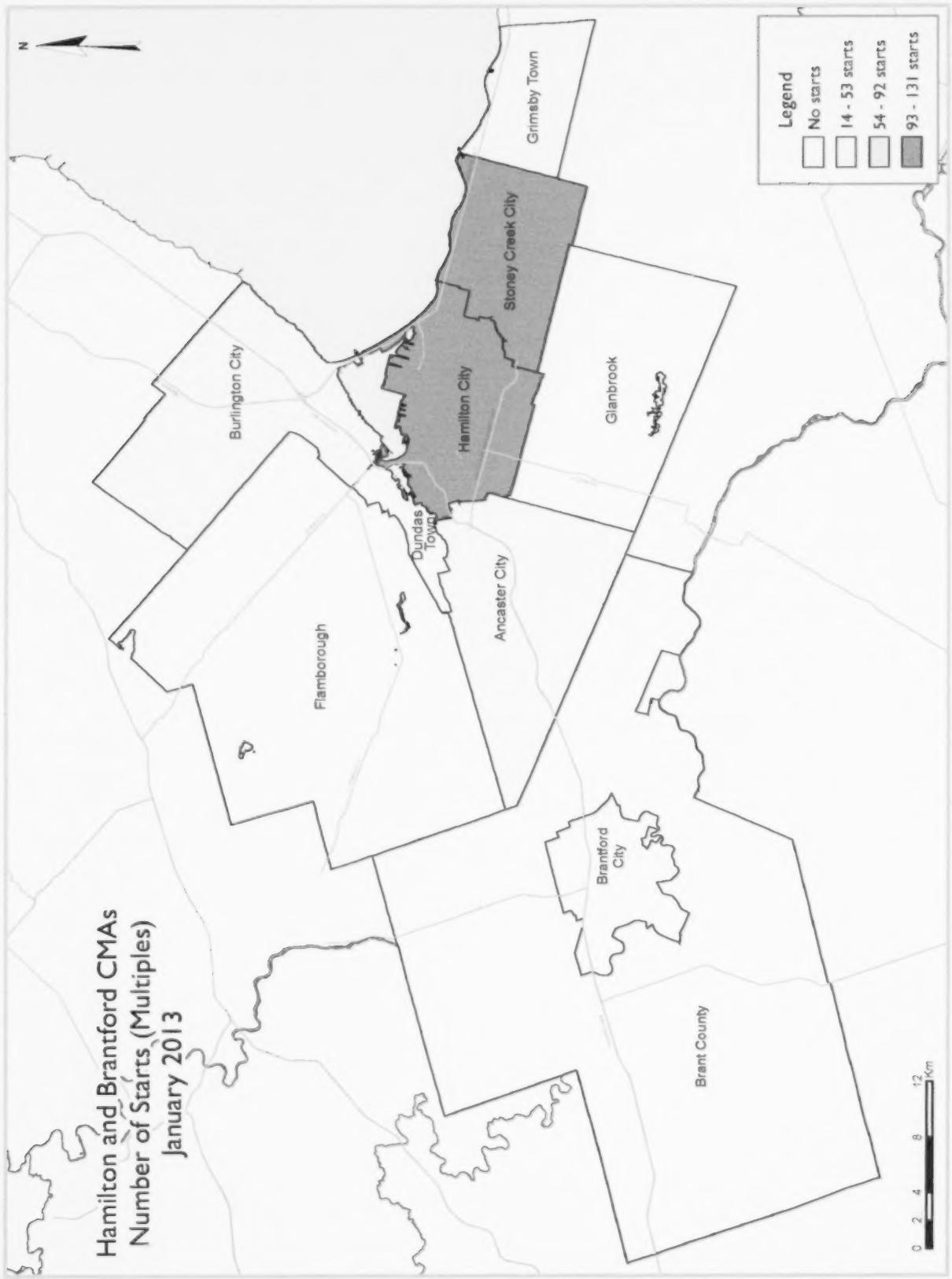
On a sub-market basis, in January 2013, the City of Hamilton recorded higher total housing starts while construction activity decreased in Burlington and Grimsby. In fact, the City of Hamilton accounted for approximately 98 per cent of the total housing starts across the Hamilton CMA. Meanwhile, single-detached starts in Burlington were well below the number of units reported in January 2012. No semi-detached, row or apartment starts were registered in Burlington and Grimsby this January.

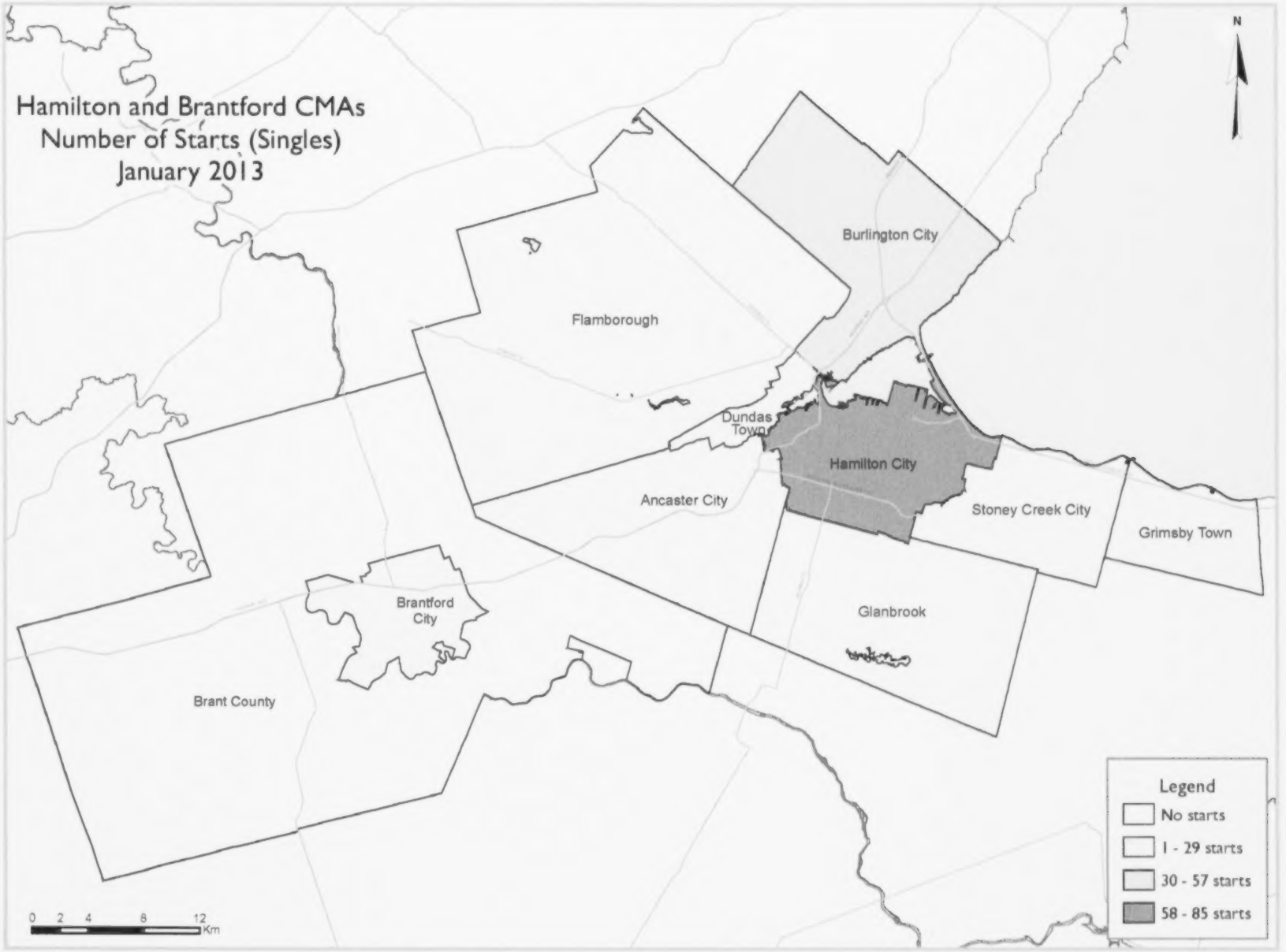
Figure 2

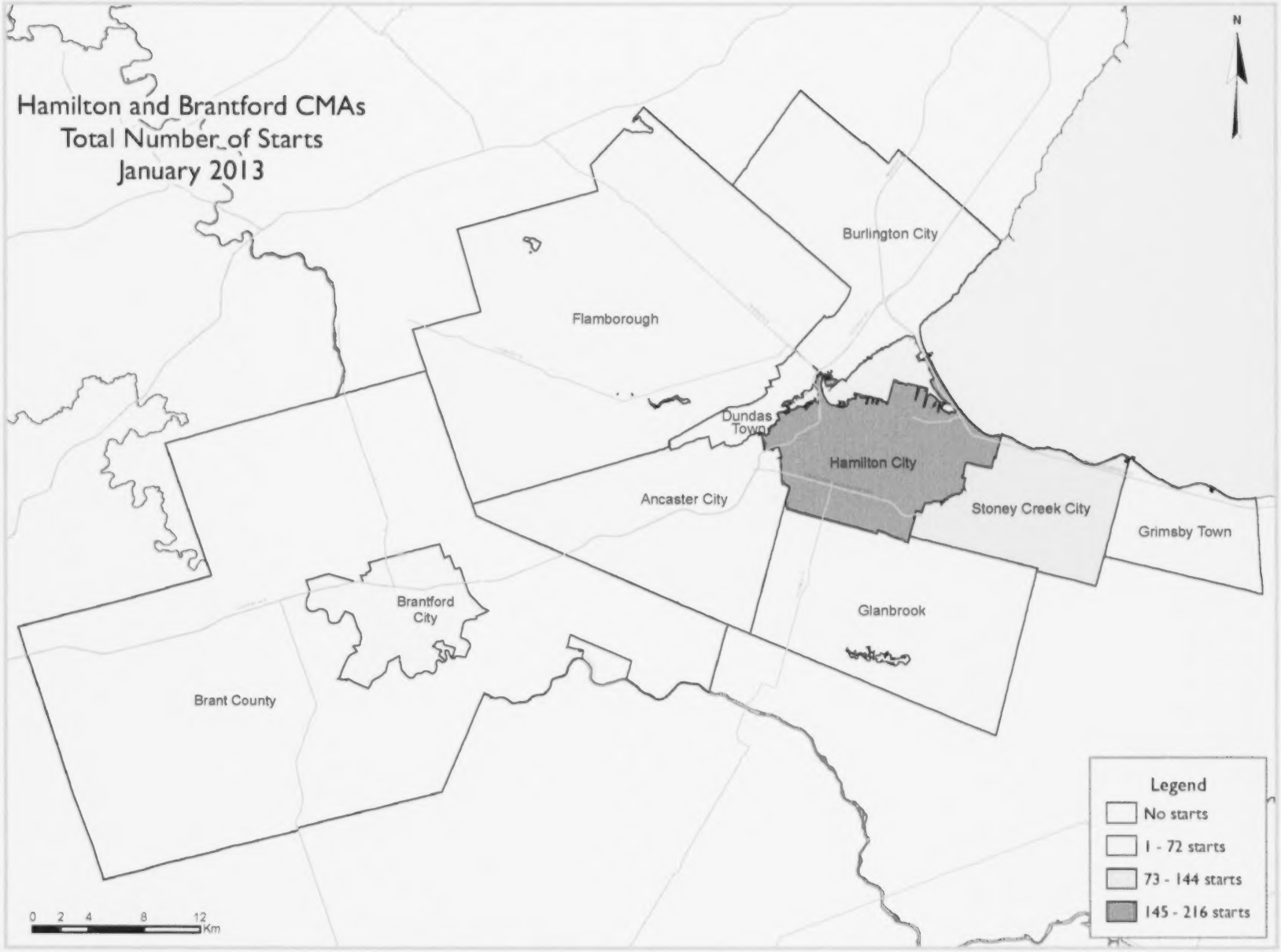
Brantford CMA total housing starts down in January 2013

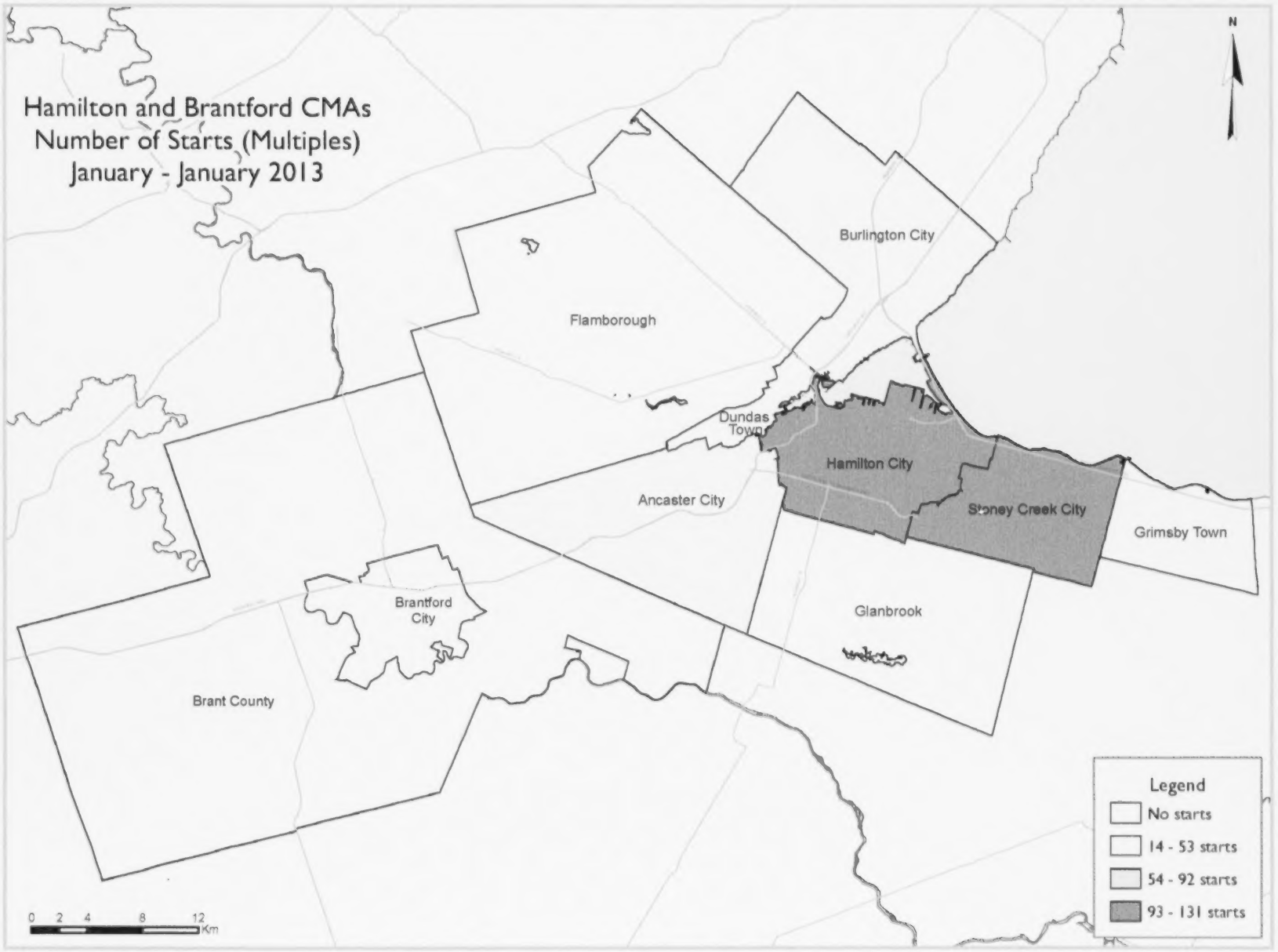
Contrary to the strong residential construction activity seen in the Hamilton CMA, total housing starts in the Brantford CMA decreased in January 2013 from the same month a year ago. Semi-detached, row and apartment starts were completely responsible for the decline in Brantford's total housing starts this January. In fact, no starts were recorded for semi-detached, row or apartment structures in January 2013. Single-detached starts remained virtually unchanged from the number of units recorded in January 2012. The steady performance in single-detached starts suggested that the move-up buyer segment in Brantford remained very active. Typically, buyers in the group (aged 45 to 64) demand single-detached dwellings.

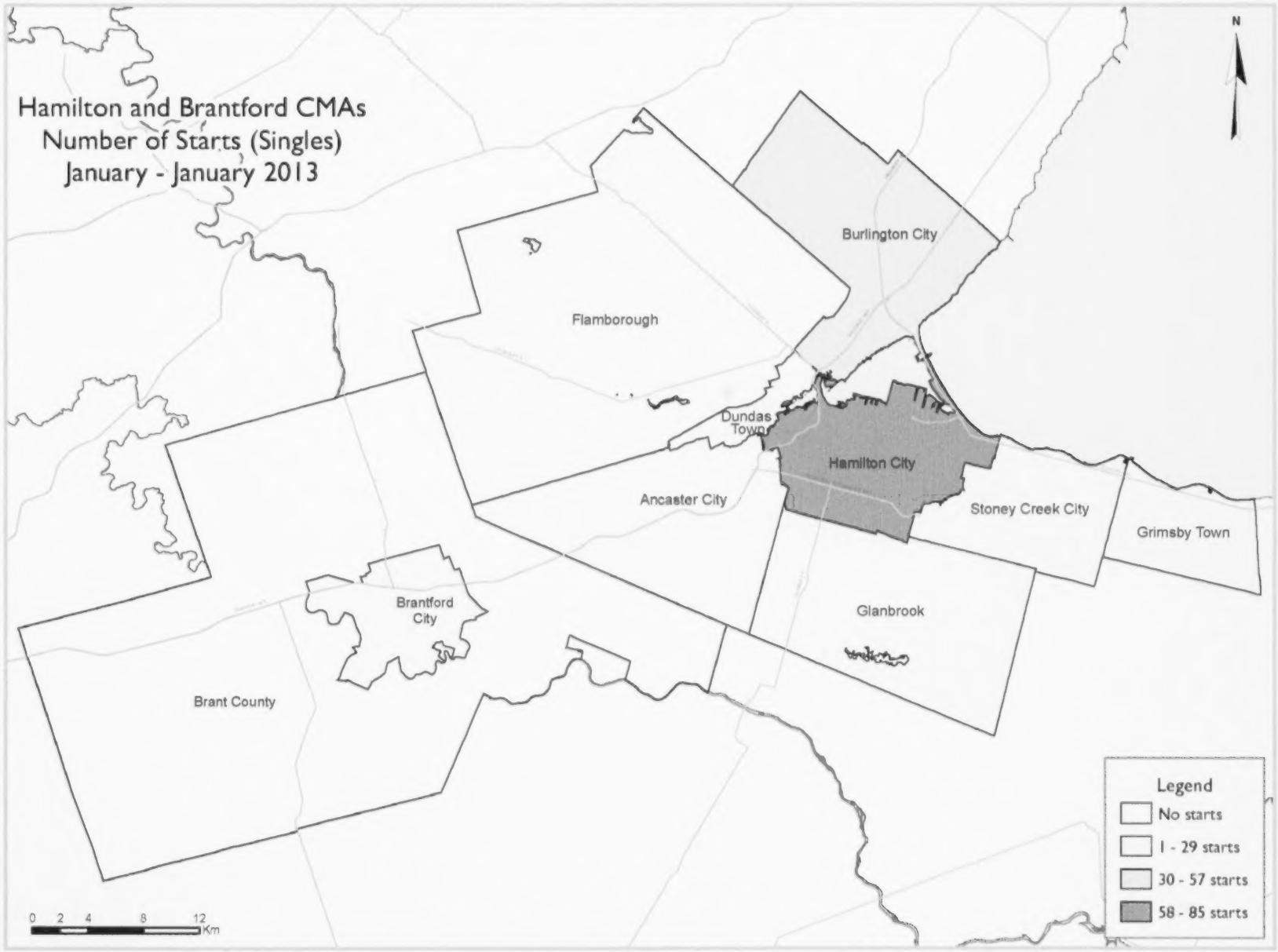
On a sub-market basis, in January 2013, total housing starts in Brant City remained practically unchanged, while total housing starts in Brantford City dropped below the number of units reported in January 2012.

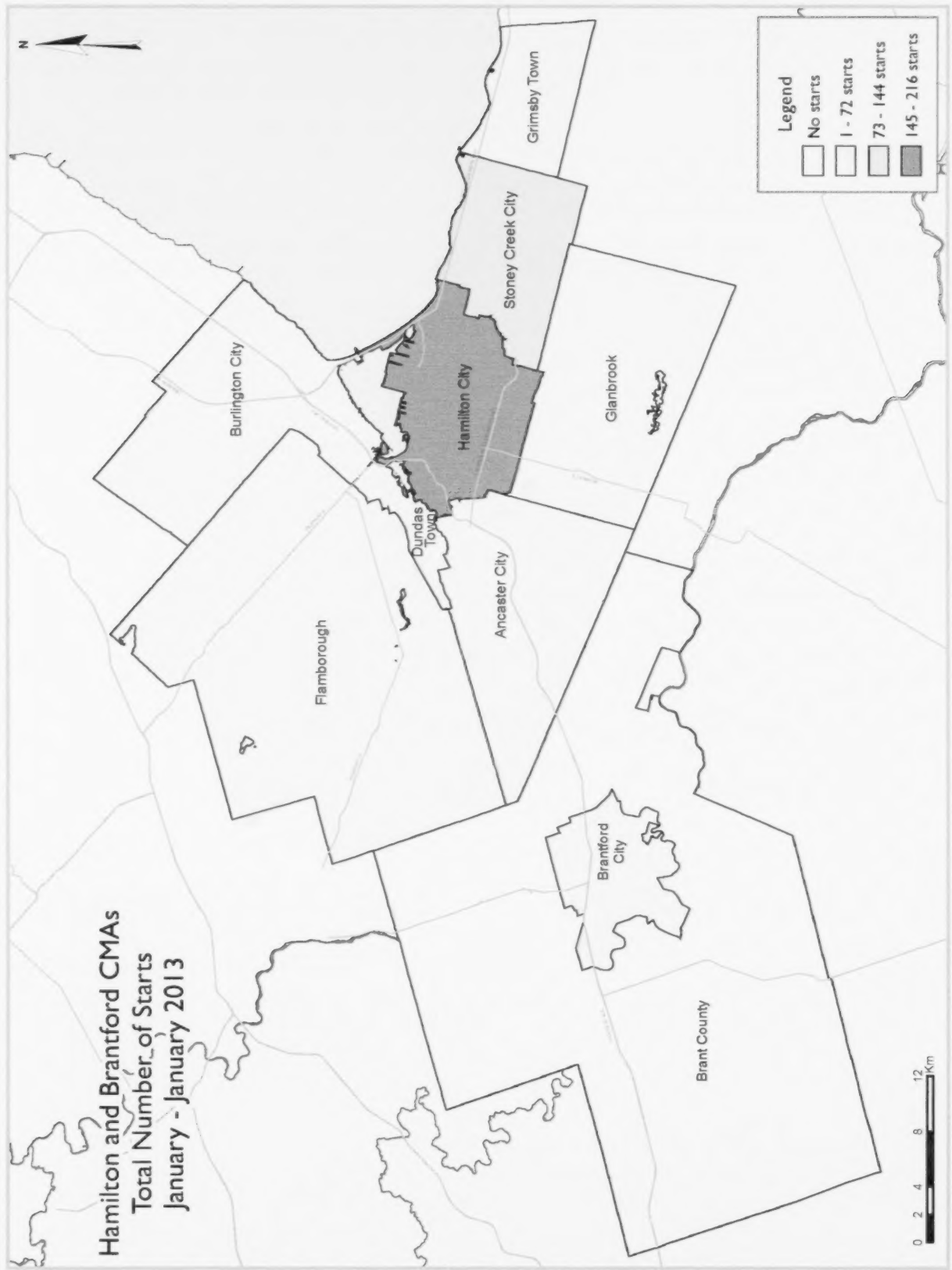

Hamilton and Brantford CMAs
Number of Starts (Multiples)
January 2013
N
Legend
No starts
14 - 53 starts
54 - 92 starts
93 - 131 starts
Grimsby Town
Stoney Creek City
Hamilton City
Burlington City
Glanbrook
Dundas Town
Ancaster City
Flamborough
Brantford City
Brant County
0 2 4 8 12 Km


Hamilton and Brantford CMAs
Number of Starts (Singles)
January 2013
N
Burlington City
Flamborough
Dundas Town
Hamilton City
Ancaster City
Stoney Creek City
Grimsby Town
Glanbrook
Brantford City
Brant County
0 2 4 8 12 Km
Legend
No starts
1 - 29 starts
30 - 57 starts
58 - 85 starts


Hamilton and Brantford CMAs
Total Number of Starts
January 2013
N
Burlington City
Flamborough
Dundas Town
Hamilton City
Ancaster City
Stoney Creek City
Grimsby Town
Glanbrook
Brantford City
Brant County
0 2 4 8 12 Km
Legend
No starts
1 - 72 starts
73 - 144 starts
145 - 216 starts


Hamilton and Brantford CMAs
Number of Starts (Multiples)
January - January 2013
N
Burlington City
Flamborough
Dundas Town
Hamilton City
Stoney Creek City
Ancaster City
Grimsby Town
Glanbrook
Brantford City
Brant County
0 2 4 8 12 Km
Legend
No starts
14 - 53 starts
54 - 92 starts
93 - 131 starts


Hamilton and Brantford CMAs
Number of Starts (Singles)
January - January 2013
N
Burlington City
Flamborough
Dundas Town
Hamilton City
Ancaster City
Stoney Creek City
Grimsby Town
Glanbrook
Brantford City
Brant County
0 2 4 8 12 Km
Legend
No starts
1 - 29 starts
30 - 57 starts
58 - 85 starts


Hamilton and Brantford CMAs
Total Number of Starts
January - January 2013
N
Legend
No starts
1 - 72 starts
73 - 144 starts
145 - 216 starts
Grimsby Town
Stoney Creek City
Hamilton City
Burlington City
Glanbrook
Dundas Town
Ancaster City
Flamborough
Brantford City
Brant County
0 2 4 8 12 Km

HOUSING NOW REPORT TABLES

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2.1	Starts by Submarket and by Dwelling Type – Year-to-Date
3	Completions by Submarket and by Dwelling Type – Current Month or Quarter
3.1	Completions by Submarket and by Dwelling Type – Year-to-Date
4	Absorbed Single-Detached Units by Price Range
5	MLS® Residential Activity
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3.4	Completions by Submarket and by Intended Market – Current Month or Quarter
3.5	Completions by Submarket and by Intended Market – Year-to-Date
4.1	Average Price ($) of Absorbed Single-Detached Units

SYMBOLS

n/a	Not applicable
*	Totals may not add up due to co-operatives and unknown market types
**	Percent change > 200%
-	Nil
--	Amount too small to be expressed
SA	Monthly figures are adjusted to remove normal seasonal variation

Table 1a: Housing Activity Summary of Hamilton CMA
January 2013

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
January 2013	90	0	11	0	7	99	14	0	221
January 2012	73	8	107	1	5	0	0	12	206
% Change	23.3	-100.0	-89.7	-100.0	40.0	n/a	n/a	-100.0	7.3
Year-to-date 2013	90	0	11	0	7	99	14	0	221
Year-to-date 2012	73	8	107	1	5	0	0	12	206
% Change	23.3	-100.0	-89.7	-100.0	40.0	n/a	n/a	-100.0	7.3
UNDER CONSTRUCTION									
January 2013	674	46	286	8	290	794	182	0	2,280
January 2012	763	38	444	7	221	513	0	350	2,336
% Change	-11.7	21.1	-35.6	14.3	31.2	54.8	n/a	-100.0	-2.4
COMPLETIONS									
January 2013	63	2	39	1	12	0	0	0	117
January 2012	97	0	101	3	22	0	0	0	223
% Change	-35.1	n/a	-61.4	-66.7	-45.5	n/a	n/a	n/a	-47.5
Year-to-date 2013	63	2	39	1	12	0	0	0	117
Year-to-date 2012	97	0	101	3	22	0	0	0	223
% Change	-35.1	n/a	-61.4	-66.7	-45.5	n/a	n/a	n/a	-47.5
COMPLETED & NOT ABSORBED									
January 2013	50	1	15	0	9	0	n/a	n/a	75
January 2012	27	0	4	0	3	25	n/a	n/a	59
% Change	85.2	n/a	**	n/a	200.0	-100.0	n/a	n/a	27.1
ABSORBED									
January 2013	61	2	34	1	12	0	n/a	n/a	110
January 2012	103	0	101	3	22	10	n/a	n/a	239
% Change	-40.8	n/a	-66.3	-66.7	-45.5	-100.0	n/a	n/a	-54.0
Year-to-date 2013	61	2	34	1	12	0	n/a	n/a	110
Year-to-date 2012	103	0	101	3	22	10	n/a	n/a	239
% Change	-40.8	n/a	-66.3	-66.7	-45.5	-100.0	n/a	n/a	-54.0

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1b: Housing Activity Summary of Brantford CMA
January 2013

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
January 2013	10	0	0	0	0	0	0	0	10
January 2012	9	2	11	0	0	0	0	0	22
% Change	11.1	-100.0	-100.0	n/a	n/a	n/a	n/a	n/a	-54.5
Year-to-date 2013	10	0	0	0	0	0	0	0	10
Year-to-date 2012	9	2	11	0	0	0	0	0	22
% Change	11.1	-100.0	-100.0	n/a	n/a	n/a	n/a	n/a	-54.5
UNDER CONSTRUCTION									
January 2013	139	6	32	0	72	3	14	0	266
January 2012	130	2	19	0	92	0	35	61	339
% Change	6.9	200.0	68.4	n/a	-21.7	n/a	-60.0	-100.0	-21.5
COMPLETIONS									
January 2013	30	2	3	0	0	0	0	0	35
January 2012	9	0	0	0	0	0	0	0	9
% Change	**	n/a	n/a	n/a	n/a	n/a	n/a	n/a	**
Year-to-date 2013	30	2	3	0	0	0	0	0	35
Year-to-date 2012	9	0	0	0	0	0	0	0	9
% Change	**	n/a	n/a	n/a	n/a	n/a	n/a	n/a	**
COMPLETED & NOT ABSORBED									
January 2013	37	2	4	0	14	0	n/a	n/a	57
January 2012	29	1	13	0	13	0	n/a	n/a	62
% Change	27.6	100.0	-69.2	n/a	7.7	n/a	n/a	n/a	-8.1
ABSORBED									
January 2013	20	0	3	0	0	0	n/a	n/a	23
January 2012	9	2	1	0	0	0	n/a	n/a	12
% Change	122.2	-100.0	200.0	n/a	n/a	n/a	n/a	n/a	91.7
Year-to-date 2013	20	0	3	0	0	0	n/a	n/a	23
Year-to-date 2012	9	2	1	0	0	0	n/a	n/a	12
% Change	122.2	-100.0	200.0	n/a	n/a	n/a	n/a	n/a	91.7

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
January 2013

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
City of Hamilton									
January 2013	85	0	11	0	7	99	14	0	216
January 2012	51	8	50	1	5	0	0	12	127
Former Hamilton City									
January 2013	0	0	0	0	0	0	0	0	0
January 2012	0	0	0	0	0	0	0	0	0
Stoney Creek City									
January 2013	0	0	0	0	0	0	0	0	0
January 2012	0	0	0	0	0	0	0	0	0
Ancaster City									
January 2013	0	0	0	0	0	0	0	0	0
January 2012	0	0	0	0	0	0	0	0	0
Dundas Town									
January 2013	0	0	0	0	0	0	0	0	0
January 2012	0	0	0	0	0	0	0	0	0
Flamborough									
January 2013	0	0	0	0	0	0	0	0	0
January 2012	0	0	0	0	0	0	0	0	0
Glanbrook									
January 2013	0	0	0	0	0	0	0	0	0
January 2012	0	0	0	0	0	0	0	0	0
City of Burlington									
January 2013	5	0	0	0	0	0	0	0	5
January 2012	22	0	28	0	0	0	0	0	50
Grimsby									
January 2013	0	0	0	0	0	0	0	0	0
January 2012	0	0	29	0	0	0	0	0	29
Hamilton CMA									
January 2013	90	0	11	0	7	99	14	0	221
January 2012	73	8	107	1	5	0	0	12	206
Brant County									
January 2013	5	0	0	0	0	0	0	0	5
January 2012	4	0	0	0	0	0	0	0	4
Brantford City									
January 2013	5	0	0	0	0	0	0	0	5
January 2012	5	2	11	0	0	0	0	0	18
Brantford CMA									
January 2013	10	0	0	0	0	0	0	0	10
January 2012	9	2	11	0	0	0	0	0	22

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
January 2013

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
UNDER CONSTRUCTION									
City of Hamilton									
January 2013	552	44	243	7	232	270	182	0	1,530
January 2012	496	38	236	7	186	252	0	275	1,490
Former Hamilton City									
January 2013	0	0	0	0	0	0	0	0	0
January 2012	0	0	0	0	0	0	0	0	0
Stoney Creek City									
January 2013	0	0	0	0	0	0	0	0	0
January 2012	0	0	0	0	0	0	0	0	0
Ancaster City									
January 2013	0	0	0	0	0	0	0	0	0
January 2012	0	0	0	0	0	0	0	0	0
Dundas Town									
January 2013	0	0	0	0	0	0	0	0	0
January 2012	0	0	0	0	0	0	0	0	0
Flamborough									
January 2013	0	0	0	0	0	0	0	0	0
January 2012	0	0	0	0	0	0	0	0	0
Glanbrook									
January 2013	0	0	0	0	0	0	0	0	0
January 2012	0	0	0	0	0	0	0	0	0
City of Burlington									
January 2013	105	2	35	0	50	524	0	0	716
January 2012	245	0	71	0	23	261	0	75	675
Grimsby									
January 2013	17	0	8	1	8	0	0	0	34
January 2012	22	0	137	0	12	0	0	0	171
Hamilton CMA									
January 2013	674	46	286	8	290	794	182	0	2,280
January 2012	763	38	444	7	221	513	0	350	2,336
Brant County									
January 2013	60	2	0	0	12	3	0	0	77
January 2012	80	0	0	0	21	0	0	0	101
Brantford City									
January 2013	79	4	32	0	60	0	14	0	189
January 2012	50	2	19	0	71	0	35	61	238
Brantford CMA									
January 2013	139	6	32	0	72	3	14	0	266
January 2012	130	2	19	0	92	0	35	61	339

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
January 2013

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETIONS									
City of Hamilton									
January 2013	56	2	39	0	12	0	0	0	109
January 2012	58	0	68	1	14	0	0	0	141
Former Hamilton City									
January 2013	0	0	0	0	0	0	0	0	0
January 2012	0	0	0	0	0	0	0	0	0
Stoney Creek City									
January 2013	0	0	0	0	0	0	0	0	0
January 2012	0	0	0	0	0	0	0	0	0
Ancaster City									
January 2013	0	0	0	0	0	0	0	0	0
January 2012	0	0	0	0	0	0	0	0	0
Dundas Town									
January 2013	0	0	0	0	0	0	0	0	0
January 2012	0	0	0	0	0	0	0	0	0
Flamborough									
January 2013	0	0	0	0	0	0	0	0	0
January 2012	0	0	0	0	0	0	0	0	0
Glanbrook									
January 2013	0	0	0	0	0	0	0	0	0
January 2012	0	0	0	0	0	0	0	0	0
City of Burlington									
January 2013	4	0	0	0	0	0	0	0	4
January 2012	35	0	0	0	8	0	0	0	43
Grimsby									
January 2013	3	0	0	1	0	0	0	0	4
January 2012	4	0	33	2	0	0	0	0	39
Hamilton CMA									
January 2013	63	2	39	1	12	0	0	0	117
January 2012	97	0	101	3	22	0	0	0	223
Brant County									
January 2013	1	0	0	0	0	0	0	0	1
January 2012	5	0	0	0	0	0	0	0	5
Brantford City									
January 2013	29	2	3	0	0	0	0	0	34
January 2012	4	0	0	0	0	0	0	0	4
Brantford CMA									
January 2013	30	2	3	0	0	0	0	0	35
January 2012	9	0	0	0	0	0	0	0	9

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
January 2013

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETED & NOT ABSORBED									
City of Hamilton									
January 2013	35	1	11	0	8	0	n/a	n/a	55
January 2012	19	0	4	0	0	0	n/a	n/a	23
Former Hamilton City									
January 2013	0	0	0	0	0	0	n/a	n/a	0
January 2012	0	0	0	0	0	0	n/a	n/a	0
Stoney Creek City									
January 2013	0	0	0	0	0	0	n/a	n/a	0
January 2012	0	0	0	0	0	0	n/a	n/a	0
Ancaster City									
January 2013	0	0	0	0	0	0	n/a	n/a	0
January 2012	0	0	0	0	0	0	n/a	n/a	0
Dundas Town									
January 2013	0	0	0	0	0	0	n/a	n/a	0
January 2012	0	0	0	0	0	0	n/a	n/a	0
Flamborough									
January 2013	0	0	0	0	0	0	n/a	n/a	0
January 2012	0	0	0	0	0	0	n/a	n/a	0
Glanbrook									
January 2013	0	0	0	0	0	0	n/a	n/a	0
January 2012	0	0	0	0	0	0	n/a	n/a	0
City of Burlington									
January 2013	12	0	0	0	0	0	n/a	n/a	12
January 2012	4	0	0	0	3	25	n/a	n/a	32
Grimsby									
January 2013	3	0	4	0	1	0	n/a	n/a	8
January 2012	4	0	0	0	0	0	n/a	n/a	4
Hamilton CMA									
January 2013	50	1	15	0	9	0	n/a	n/a	75
January 2012	27	0	4	0	3	25	n/a	n/a	59
Brant County									
January 2013	13	0	0	0	4	0	n/a	n/a	17
January 2012	11	0	3	0	3	0	n/a	n/a	17
Brantford City									
January 2013	24	2	4	0	10	0	n/a	n/a	40
January 2012	18	1	10	0	10	0	n/a	n/a	39
Brantford CMA									
January 2013	37	2	4	0	14	0	n/a	n/a	57
January 2012	29	1	13	0	13	0	n/a	n/a	56

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
January 2013

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
ABSORBED									
City of Hamilton									
January 2013	51	2	34	0	12	0	n/a	n/a	99
January 2012	66	0	68	1	14	0	n/a	n/a	149
Former Hamilton City									
January 2013	0	0	0	0	0	0	n/a	n/a	0
January 2012	0	0	0	0	0	0	n/a	n/a	0
Stoney Creek City									
January 2013	0	0	0	0	0	0	n/a	n/a	0
January 2012	0	0	0	0	0	0	n/a	n/a	0
Ancaster City									
January 2013	0	0	0	0	0	0	n/a	n/a	0
January 2012	0	0	0	0	0	0	n/a	n/a	0
Dundas Town									
January 2013	0	0	0	0	0	0	n/a	n/a	0
January 2012	0	0	0	0	0	0	n/a	n/a	0
Flamborough									
January 2013	0	0	0	0	0	0	n/a	n/a	0
January 2012	0	0	0	0	0	0	n/a	n/a	0
Glanbrook									
January 2013	0	0	0	0	0	0	n/a	n/a	0
January 2012	0	0	0	0	0	0	n/a	n/a	0
City of Burlington									
January 2013	5	0	0	0	0	0	n/a	n/a	5
January 2012	33	0	0	0	8	10	n/a	n/a	51
Grimsby									
January 2013	5	0	0	1	0	0	n/a	n/a	6
January 2012	4	0	33	2	0	0	n/a	n/a	39
Hamilton CMA									
January 2013	61	2	34	1	12	0	n/a	n/a	110
January 2012	103	0	101	3	22	10	n/a	n/a	239
Brant County									
January 2013	1	0	0	0	0	0	n/a	n/a	1
January 2012	5	0	0	0	0	0	n/a	n/a	5
Brantford City									
January 2013	19	0	3	0	0	0	n/a	n/a	22
January 2012	4	2	1	0	0	0	n/a	n/a	7
Brantford CMA									
January 2013	20	0	3	0	0	0	n/a	n/a	23
January 2012	9	2	1	0	0	0	n/a	n/a	12

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2a: History of Housing Starts of Hamilton CMA
2003 - 2012

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2012	1,384	92	618	5	346	380	78	66	2,969
% Change	2.1	**	33.2	-64.3	64.0	47.3	n/a	-49.6	20.6
2011	1,356	28	464	14	211	258	0	131	2,462
% Change	-22.3	-88.4	-37.6	100.0	9.9	-40.7	-100.0	-32.8	-30.9
2010	1,746	242	743	7	192	435	2	195	3,562
% Change	95.7	86.2	**	16.7	-25.9	**	n/a	-26.1	91.5
2009	892	130	218	6	259	90	0	264	1,860
% Change	-46.5	12.1	-63.4	-25.0	-59.8	-81.9	n/a	n/a	-47.3
2008	1,667	116	595	8	645	498	0	0	3,529
% Change	-5.3	26.1	44.8	n/a	25.7	**	n/a	-100.0	17.5
2007	1,761	92	411	0	513	88	0	139	3,004
% Change	2.1	-25.8	-30.6	-100.0	41.7	-6.4	-100.0	13.9	-1.3
2006	1,725	124	592	16	362	94	8	122	3,043
% Change	16.2	-35.4	31.0	-5.9	-23.5	-64.0	-91.0	-30.7	-3.2
2005	1,485	192	452	17	473	261	89	176	3,145
% Change	-25.3	24.7	-14.6	183.3	-26.2	-53.1	196.7	-5.9	-23.2
2004	1,989	154	529	6	641	557	30	187	4,093
% Change	14.2	67.4	-6.7	**	-3.8	**	n/a	**	25.6
2003	1,742	92	567	1	666	164	0	13	3,260

Source: CMHC (Starts and Completions Survey)

Table 1.2b: History of Housing Starts of Brantford CMA
2003 - 2012

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2012	286	12	67	0	33	0	4	0	402
% Change	23.8	200.0	59.5	n/a	-59.3	n/a	-55.6	-100.0	-6.1
2011	231	4	42	0	81	0	9	61	428
% Change	-17.2	-60.0	-48.1	-100.0	30.6	-100.0	n/a	-7.6	-15.1
2010	279	10	81	1	62	5	0	66	504
% Change	8.6	-28.6	**	0.0	106.7	n/a	n/a	**	59.0
2009	257	14	12	1	30	0	0	3	317
% Change	-8.2	**	-76.0	-66.7	-49.2	-100.0	-100.0	-62.5	-26.6
2008	280	4	50	3	59	21	7	8	432
% Change	-39.9	-75.0	92.3	n/a	-27.2	n/a	n/a	n/a	-26.7
2007	466	16	26	0	81	0	0	0	589
% Change	30.5	**	n/a	n/a	72.3	n/a	n/a	-100.0	44.0
2006	357	2	0	0	47	0	0	3	409
% Change	11.6	0.0	-100.0	-100.0	-59.8	n/a	-100.0	-94.8	-23.4
2005	320	2	10	11	117	0	13	58	534
% Change	-22.7	-66.7	42.9	n/a	112.7	n/a	n/a	n/a	10.8
2004	414	6	7	0	55	0	0	0	482
% Change	10.4	0.0	-36.4	-100.0	3.8	n/a	n/a	n/a	5.2
2003	375	6	11	13	53	0	0	0	458

Source: CMHC (Starts and Completions Survey)

Table 2: Starts by Submarket and by Dwelling Type
January 2013

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Jan 2013	Jan 2012	Jan 2013	Jan 2012	Jan 2013	Jan 2012	Jan 2013	Jan 2012	Jan 2013	Jan 2012	% Change
Hamilton CMA	90	74	0	8	32	112	99	12	221	206	7.3
City of Hamilton	85	52	0	8	32	55	99	12	216	127	70.1
Former Hamilton City	18	16	0	0	0	4	99	12	117	32	**
Stoney Creek City	2	9	0	0	14	38	0	0	16	47	-66.0
Ancaster City	15	11	0	0	0	0	0	0	15	11	36.4
Dundas Town	1	0	0	0	0	0	0	0	1	0	n/a
Flamborough	12	1	0	8	0	8	0	0	12	17	-29.4
Glanbrook	37	15	0	0	18	5	0	0	55	20	175.0
City of Burlington	5	22	0	0	0	28	0	0	5	50	-90.0
Grimsby	0	0	0	0	0	29	0	0	0	29	-100.0
Brantford CMA	10	9	0	2	0	11	0	0	10	22	-54.5
Brant County	5	n/a	0	n/a	0	n/a	0	n/a	5	n/a	n/a
Brantford City	5	5	0	2	0	11	0	0	5	18	-72.2

Table 2.1: Starts by Submarket and by Dwelling Type
January - January 2013

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	% Change
Hamilton CMA	90	74	0	8	32	112	99	12	221	206	7.3
City of Hamilton	85	52	0	8	32	55	99	12	216	127	70.1
Former Hamilton City	18	16	0	0	0	4	99	12	117	32	**
Stoney Creek City	2	9	0	0	14	38	0	0	16	47	-66.0
Ancaster City	15	11	0	0	0	0	0	0	15	11	36.4
Dundas Town	1	0	0	0	0	0	0	0	1	0	n/a
Flamborough	12	1	0	8	0	8	0	0	12	17	-29.4
Glanbrook	37	15	0	0	18	5	0	0	55	20	175.0
City of Burlington	5	22	0	0	0	28	0	0	5	50	-90.0
Grimsby	0	0	0	0	0	29	0	0	0	29	-100.0
Brantford CMA	10	9	0	2	0	11	0	0	10	22	-54.5
Brant County	5	n/a	0	n/a	0	n/a	0	n/a	5	n/a	n/a
Brantford City	5	5	0	2	0	11	0	0	5	18	-72.2

Source: CMHC (Starts and Completions Survey)

Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market
January 2013

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Jan 2013	Jan 2012	Jan 2013	Jan 2012	Jan 2013	Jan 2012	Jan 2013	Jan 2012
Hamilton CMA	18	112	14	0	99	0	0	12
City of Hamilton	18	55	14	0	99	0	0	12
Former Hamilton City	0	4	0	0	99	0	0	12
Stoney Creek City	0	38	14	0	0	0	0	0
Ancaster City	0	0	0	0	0	0	0	0
Dundas Town	0	0	0	0	0	0	0	0
Flamborough	0	8	0	0	0	0	0	0
Glanbrook	18	5	0	0	0	0	0	0
City of Burlington	0	28	0	0	0	0	0	0
Grimsby	0	29	0	0	0	0	0	0
Brantford CMA	0	11	0	0	0	0	0	0
Brant County	0	n/a	0	n/a	0	n/a	0	n/a
Brantford City	0	11	0	0	0	0	0	0

Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market
January - January 2013

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012
Hamilton CMA	18	112	14	0	99	0	0	12
City of Hamilton	18	55	14	0	99	0	0	12
Former Hamilton City	0	4	0	0	99	0	0	12
Stoney Creek City	0	38	14	0	0	0	0	0
Ancaster City	0	0	0	0	0	0	0	0
Dundas Town	0	0	0	0	0	0	0	0
Flamborough	0	8	0	0	0	0	0	0
Glanbrook	18	5	0	0	0	0	0	0
City of Burlington	0	28	0	0	0	0	0	0
Grimsby	0	29	0	0	0	0	0	0
Brantford CMA	0	11	0	0	0	0	0	0
Brant County	0	n/a	0	n/a	0	n/a	0	n/a
Brantford City	0	11	0	0	0	0	0	0

Source: CMHC (Starts and Completions Survey)

Table 2.4: Starts by Submarket and by Intended Market
January 2013

Submarket	Freehold		Condominium		Rental		Total*	
	Jan 2013	Jan 2012	Jan 2013	Jan 2012	Jan 2013	Jan 2012	Jan 2013	Jan 2012
Hamilton CMA	101	188	106	6	14	12	221	206
City of Hamilton	96	109	106	6	14	12	216	127
Former Hamilton City	18	20	99	0	0	12	117	32
Stoney Creek City	2	47	0	0	14	0	16	47
Ancaster City	15	10	0	1	0	0	15	11
Dundas Town	1	0	0	0	0	0	1	0
Flamborough	12	17	0	0	0	0	12	17
Glanbrook	48	15	7	5	0	0	55	20
City of Burlington	5	50	0	0	0	0	5	50
Grimsby	0	29	0	0	0	0	0	29
Brantford CMA	10	22	0	0	0	0	10	22
Brant County	5	n/a	0	n/a	0	n/a	5	n/a
Brantford City	5	18	0	0	0	0	5	18

Table 2.5: Starts by Submarket and by Intended Market
January - January 2013

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012
Hamilton CMA	101	188	106	6	14	12	221	206
City of Hamilton	96	109	106	6	14	12	216	127
Former Hamilton City	18	20	99	0	0	12	117	32
Stoney Creek City	2	47	0	0	14	0	16	47
Ancaster City	15	10	0	1	0	0	15	11
Dundas Town	1	0	0	0	0	0	1	0
Flamborough	12	17	0	0	0	0	12	17
Glanbrook	48	15	7	5	0	0	55	20
City of Burlington	5	50	0	0	0	0	5	50
Grimsby	0	29	0	0	0	0	0	29
Brantford CMA	10	22	0	0	0	0	10	22
Brant County	5	n/a	0	n/a	0	n/a	5	n/a
Brantford City	5	18	0	0	0	0	5	18

Source: CMHC (Starts and Completions Survey)

Table 3: Completions by Submarket and by Dwelling Type
January 2013

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Jan 2013	Jan 2012	Jan 2013	Jan 2012	Jan 2013	Jan 2012	Jan 2013	Jan 2012	Jan 2013	Jan 2012	% Change
Hamilton CMA	64	100	2	0	51	123	0	0	117	223	-47.5
City of Hamilton	56	59	2	0	51	82	0	0	109	141	-22.7
Former Hamilton City	15	14	0	0	22	22	0	0	37	36	2.8
Stoney Creek City	11	0	0	0	24	20	0	0	35	20	75.0
Ancaster City	10	16	0	0	5	8	0	0	15	24	-37.5
Dundas Town	0	1	0	0	0	0	0	0	0	1	-100.0
Flamborough	3	3	0	0	0	10	0	0	3	13	-76.9
Glanbrook	17	25	2	0	0	22	0	0	19	47	-59.6
City of Burlington	4	35	0	0	0	8	0	0	4	43	-90.7
Grimsby	4	6	0	0	0	33	0	0	4	39	-89.7
Brantford CMA	30	9	2	0	3	0	0	0	35	9	**
Brant County	1	n/a	0	n/a	0	n/a	0	n/a	1	n/a	n/a
Brantford City	29	4	2	0	3	0	0	0	34	4	**

Table 3.1: Completions by Submarket and by Dwelling Type
January - January 2013

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	% Change
Hamilton CMA	64	100	2	0	51	123	0	0	117	223	-47.5
City of Hamilton	56	59	2	0	51	82	0	0	109	141	-22.7
Former Hamilton City	15	14	0	0	22	22	0	0	37	36	2.8
Stoney Creek City	11	0	0	0	24	20	0	0	35	20	75.0
Ancaster City	10	16	0	0	5	8	0	0	15	24	-37.5
Dundas Town	0	1	0	0	0	0	0	0	0	1	-100.0
Flamborough	3	3	0	0	0	10	0	0	3	13	-76.9
Glanbrook	17	25	2	0	0	22	0	0	19	47	-59.6
City of Burlington	4	35	0	0	0	8	0	0	4	43	-90.7
Grimsby	4	6	0	0	0	33	0	0	4	39	-89.7
Brantford CMA	30	9	2	0	3	0	0	0	35	9	**
Brant County	1	n/a	0	n/a	0	n/a	0	n/a	1	n/a	n/a
Brantford City	29	4	2	0	3	0	0	0	34	4	**

Source: CMHC (Starts and Completions Survey)

Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market
January 2013

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Jan 2013	Jan 2012	Jan 2013	Jan 2012	Jan 2013	Jan 2012	Jan 2013	Jan 2012
Hamilton CMA	51	123	0	0	0	0	0	0
City of Hamilton	51	82	0	0	0	0	0	0
Former Hamilton City	22	22	0	0	0	0	0	0
Stoney Creek City	24	20	0	0	0	0	0	0
Ancaster City	5	8	0	0	0	0	0	0
Dundas Town	0	0	0	0	0	0	0	0
Flamborough	0	10	0	0	0	0	0	0
Glanbrook	0	22	0	0	0	0	0	0
City of Burlington	0	8	0	0	0	0	0	0
Grimsby	0	33	0	0	0	0	0	0
Brantford CMA	3	0	0	0	0	0	0	0
Brant County	0	n/a	0	n/a	0	n/a	0	n/a
Brantford City	3	0	0	0	0	0	0	0

Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market
January - January 2013

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012
Hamilton CMA	51	123	0	0	0	0	0	0
City of Hamilton	51	82	0	0	0	0	0	0
Former Hamilton City	22	22	0	0	0	0	0	0
Stoney Creek City	24	20	0	0	0	0	0	0
Ancaster City	5	8	0	0	0	0	0	0
Dundas Town	0	0	0	0	0	0	0	0
Flamborough	0	10	0	0	0	0	0	0
Glanbrook	0	22	0	0	0	0	0	0
City of Burlington	0	8	0	0	0	0	0	0
Grimsby	0	33	0	0	0	0	0	0
Brantford CMA	3	0	0	0	0	0	0	0
Brant County	0	n/a	0	n/a	0	n/a	0	n/a
Brantford City	3	0	0	0	0	0	0	0

Source: CMHC (Starts and Completions Survey)

Table 3.4: Completions by Submarket and by Intended Market
January 2013

Submarket	Freehold		Condominium		Rental		Total*	
	Jan 2013	Jan 2012	Jan 2013	Jan 2012	Jan 2013	Jan 2012	Jan 2013	Jan 2012
Hamilton CMA	104	198	13	25	0	0	117	223
City of Hamilton	97	126	12	15	0	0	109	141
Former Hamilton City	30	28	7	8	0	0	37	36
Stoney Creek City	35	20	0	0	0	0	35	20
Ancaster City	10	23	5	1	0	0	15	24
Dundas Town	0	1	0	0	0	0	0	1
Flamborough	3	13	0	0	0	0	3	13
Glanbrook	19	41	0	6	0	0	19	47
City of Burlington	4	35	0	8	0	0	4	43
Grimsby	3	37	1	2	0	0	4	39
Brantford CMA	35	9	0	0	0	0	35	9
Brant County	1	n/a	0	n/a	0	n/a	1	n/a
Brantford City	34	4	0	0	0	0	34	4

Table 3.5: Completions by Submarket and by Intended Market
January - January 2013

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012
Hamilton CMA	104	198	13	25	0	0	117	223
City of Hamilton	97	126	12	15	0	0	109	141
Former Hamilton City	30	28	7	8	0	0	37	36
Stoney Creek City	35	20	0	0	0	0	35	20
Ancaster City	10	23	5	1	0	0	15	24
Dundas Town	0	1	0	0	0	0	0	1
Flamborough	3	13	0	0	0	0	3	13
Glanbrook	19	41	0	6	0	0	19	47
City of Burlington	4	35	0	8	0	0	4	43
Grimsby	3	37	1	2	0	0	4	39
Brantford CMA	35	9	0	0	0	0	35	9
Brant County	1	n/a	0	n/a	0	n/a	1	n/a
Brantford City	34	4	0	0	0	0	34	4

Source: CMHC (Starts and Completions Survey)

Table 4a: Absorbed Single-Detached Units by Price Range
January 2013

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $350,000		$350,000 - $399,999		$400,000 - $449,999		$450,000 - $499,999		$500,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
City of Hamilton													
January 2013	6	12.8	11	23.4	13	27.7	5	10.6	12	25.5	47	427,000	489,352
January 2012	21	31.8	8	12.1	19	28.8	6	9.1	12	18.2	66	405,000	432,362
Year-to-date 2013	6	12.8	11	23.4	13	27.7	5	10.6	12	25.5	47	427,000	489,352
Year-to-date 2012	21	31.8	8	12.1	19	28.8	6	9.1	12	18.2	66	405,000	432,362
Former Hamilton City													
January 2013	1	7.1	5	35.7	6	42.9	0	0.0	2	14.3	14	402,995	428,496
January 2012	4	26.7	2	13.3	6	40.0	2	13.3	1	6.7	15	405,000	388,735
Year-to-date 2013	1	7.1	5	35.7	6	42.9	0	0.0	2	14.3	14	402,995	428,496
Year-to-date 2012	4	26.7	2	13.3	6	40.0	2	13.3	1	6.7	15	405,000	388,735
Stoney Creek City													
January 2013	0	0.0	4	36.4	3	27.3	1	9.1	3	27.3	11	449,900	538,273
January 2012	1	20.0	1	20.0	2	40.0	0	0.0	1	20.0	5	--	--
Year-to-date 2013	0	0.0	4	36.4	3	27.3	1	9.1	3	27.3	11	449,900	538,273
Year-to-date 2012	1	20.0	1	20.0	2	40.0	0	0.0	1	20.0	5	--	--
Ancaster City													
January 2013	0	0.0	1	11.1	1	11.1	4	44.4	3	33.3	9	--	--
January 2012	2	11.8	1	5.9	6	35.3	3	17.6	5	29.4	17	429,046	524,943
Year-to-date 2013	0	0.0	1	11.1	1	11.1	4	44.4	3	33.3	9	--	--
Year-to-date 2012	2	11.8	1	5.9	6	35.3	3	17.6	5	29.4	17	429,046	524,943
Dundas Town													
January 2013	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
January 2012	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	--	--
Year-to-date 2013	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2012	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	--	--
Flamborough													
January 2013	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	--	--
January 2012	0	0.0	0	0.0	1	50.0	0	0.0	1	50.0	2	--	--
Year-to-date 2013	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	--	--
Year-to-date 2012	0	0.0	0	0.0	1	50.0	0	0.0	1	50.0	2	--	--
Glanbrook													
January 2013	5	41.7	1	8.3	3	25.0	0	0.0	3	25.0	12	402,215	415,123
January 2012	14	53.8	4	15.4	4	15.4	1	3.8	3	11.5	26	343,950	375,283
Year-to-date 2013	5	41.7	1	8.3	3	25.0	0	0.0	3	25.0	12	402,215	415,123
Year-to-date 2012	14	53.8	4	15.4	4	15.4	1	3.8	3	11.5	26	343,950	375,283
City of Burlington													
January 2013	0	0.0	0	0.0	0	0.0	0	0.0	5	100.0	5	--	--
January 2012	0	0.0	0	0.0	9	27.3	6	18.2	18	54.5	33	503,990	536,930
Year-to-date 2013	0	0.0	0	0.0	0	0.0	0	0.0	5	100.0	5	--	--
Year-to-date 2012	0	0.0	0	0.0	9	27.3	6	18.2	18	54.5	33	503,990	536,930
Grimsby													
January 2013	0	0.0	0	0.0	0	0.0	5	83.3	1	16.7	6	--	--
January 2012	0	0.0	0	0.0	2	33.3	1	16.7	3	50.0	6	--	--
Year-to-date 2013	0	0.0	0	0.0	0	0.0	5	83.3	1	16.7	6	--	--
Year-to-date 2012	0	0.0	0	0.0	2	33.3	1	16.7	3	50.0	6	--	--

Source: CMHC (Market Absorption Survey)

Table 4a: Absorbed Single-Detached Units by Price Range
January 2013

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $350,000		$350,000 - $399,999		$400,000 - $449,999		$450,000 - $499,999		$500,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Hamilton CMA													
January 2013	6	10.3	11	19.0	13	22.4	10	17.2	18	31.0	58	449,900	697,258
January 2012	21	20.0	8	7.6	30	28.6	13	12.4	33	31.4	105	429,046	473,506
Year-to-date 2013	6	10.3	11	19.0	13	22.4	10	17.2	18	31.0	58	449,900	697,258
Year-to-date 2012	21	20.0	8	7.6	30	28.6	13	12.4	33	31.4	105	429,046	473,506

Source: CMHC (Market Absorption Survey)

Table 4b: Absorbed Single-Detached Units by Price Range
January 2013

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $350,000		$350,000 - $399,999		$400,000 - $449,999		$450,000 - $499,999		$500,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Brant County													
January 2013	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	--	--
January 2012	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Year-to-date 2013	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	--	--
Year-to-date 2012	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Brantford City													
January 2013	10	52.6	4	21.1	1	5.3	3	15.8	1	5.3	19	340,000	375,105
January 2012	4	100.0	0	0.0	0	0.0	0	0.0	0	0.0	4	--	--
Year-to-date 2013	10	52.6	4	21.1	1	5.3	3	15.8	1	5.3	19	340,000	375,105
Year-to-date 2012	4	100.0	0	0.0	0	0.0	0	0.0	0	0.0	4	--	--
Brantford CMA													
January 2013	10	50.0	4	20.0	1	5.0	3	15.0	2	10.0	20	345,000	391,100
January 2012	5	55.6	0	0.0	0	0.0	0	0.0	4	44.4	9	--	--
Year-to-date 2013	10	50.0	4	20.0	1	5.0	3	15.0	2	10.0	20	345,000	391,100
Year-to-date 2012	5	55.6	0	0.0	0	0.0	0	0.0	4	44.4	9	--	--

Source: CMHC (Market Absorption Survey)

Table 4.1: Average Price ($) of Absorbed Single-detached Units
January 2013

Submarket	Jan 2013	Jan 2012	% Change	YTD 2013	YTD 2012	% Change
Hamilton CMA	697,258	473,506	47.3	697,258	473,506	47.3
City of Hamilton	489,352	432,362	13.2	489,352	432,362	13.2
Former Hamilton City	428,496	388,735	10.2	428,496	388,735	10.2
Stoney Creek City	538,273	--	n/a	538,273	--	n/a
Ancaster City	--	524,943	n/a	--	524,943	n/a
Dundas Town	--	--	n/a	--	--	n/a
Flamborough	--	--	n/a	--	--	n/a
Glanbrook	415,123	375,283	10.6	415,123	375,283	10.6
City of Burlington	--	536,930	n/a	--	536,930	n/a
Grimsby	--	--	n/a	--	--	n/a
Brantford CMA	391,100	--	n/a	391,100	--	n/a
Brant County	--	n/a	n/a	--	n/a	n/a
Brantford City	375,105	--	n/a	375,105	--	n/a

Source: CMHC (Market Absorption Survey)

Table 5a: MLS® Residential Activity for Hamilton
January 2013

		Number of Sales[1]	Yr/Yr[2] (%)	Sales SA[1]	Number of New Listings[1]	New Listings SA[1]	Sales-to-New Listings SA[2]	Average Price[1] ($)	Yr/Yr[2] (%)	Average Price[1] ($) SA
2012	January	773	9.3	1,170	1,350	1,439	81.3	334,106	2.6	341,048
	February	1,085	4.6	1,145	1,588	1,553	73.7	356,980	7.6	353,151
	March	1,313	-2.4	1,153	1,914	1,624	71.0	353,165	8.2	366,448
	April	1,394	-0.9	1,119	1,891	1,523	73.5	377,951	11.3	368,719
	May	1,498	-0.7	1,100	2,088	1,498	73.4	369,292	7.1	355,763
	June	1,295	-14.9	1,079	1,796	1,566	68.9	363,162	6.9	355,633
	July	1,190	-8.7	1,078	1,595	1,573	68.5	345,807	-1.0	348,805
	August	1,070	-11.3	1,082	1,389	1,532	70.6	364,464	13.5	367,032
	September	884	-21.9	1,022	1,690	1,664	61.4	359,406	12.8	366,173
	October	1,054	-1.0	1,030	1,485	1,501	68.6	367,490	11.4	372,114
	November	904	-12.0	1,034	1,059	1,459	70.9	369,201	8.0	371,532
	December	575	-14.7	1,023	562	1,475	69.4	336,382	6.5	356,785
2013	January	719	-7.0	1,040	1,459	1,478	70.4	349,943	4.7	356,709
	February									
	March									
	April									
	May									
	June									
	July									
	August									
	September									
	October									
	November									
	December									
	Q1 2012	3,171	2.7		4,852			349,824	6.6	
	Q1 2013	N/A			N/A			N/A		
	YTD 2012	773	9.3		1,350			334,106	2.6	
	YTD 2013	719	-7.0		1,459			349,943	4.7	

MLS® is a registered trademark of the Canadian Real Estate Association (CREA).

[1]Source: CREA
[2]Source: CMHC, adapted from MLS® data supplied by CREA

Table 5b: MLS® Residential Activity for Brantford
January 2013

		Number of Sales[1]	Yr/Yr[2] (%)	Sales SA[1]	Number of New Listings[1]	New Listings SA[1]	Sales-to-New Listings SA[2]	Average Price[1] ($)	Yr/Yr[2] (%)	Average Price[1] ($) SA
2012	January	105	5.0	143	286	285	50.2	226,440	-2.2	227,969
	February	151	1.3	159	264	270	58.9	226,215	-4.6	233,094
	March	203	31.8	193	320	287	67.2	233,482	-0.2	235,982
	April	189	27.7	162	338	286	56.6	241,234	3.2	242,157
	May	212	2.9	169	372	281	60.1	256,299	2.4	251,396
	June	186	-14.7	158	295	260	60.8	256,947	10.2	247,746
	July	182	-3.7	163	298	268	60.8	252,775	11.4	245,550
	August	187	-3.6	173	266	269	64.3	249,593	8.3	248,745
	September	149	-23.6	166	296	307	54.1	239,566	-5.0	239,373
	October	183	16.6	186	275	271	68.6	256,202	4.0	253,465
	November	153	-6.7	159	243	297	53.5	249,113	4.6	256,195
	December	83	-14.4	153	118	290	52.8	244,262	8.9	261,188
2013	January	118	12.4	160	295	290	55.2	274,505	21.2	276,828
	February									
	March									
	April									
	May									
	June									
	July									
	August									
	September									
	October									
	November									
	December									
	Q1 2012	459	13.9		870			229,481	-2.2	
	Q1 2013	N/A			N/A			N/A		
	YTD 2012	105	5.0		286			226,438	-2.2	
	YTD 2013	118	12.4		295			274,508	21.2	

MLS® is a registered trademark of the Canadian Real Estate Association (CREA).

[1]Source: CREA
[2]Source: CMHC, adapted from MLS® data supplied by CREA

Table 6a: Economic Indicators
January 2013

		Interest Rates			NHPI, Total, Hamilton CMA 2007=100	CPI, 2002 =100 (Ontario)	Hamilton Labour Market			
		P & I Per $100,000	Mortgage Rates (%)				Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings ($)
			1 Yr. Term	5 Yr. Term						
2012	January	598	3.50	5.29	104.6	120.6	392.4	6.2	67.3	906
	February	595	3.20	5.24	104.7	121.4	394.3	6.1	67.5	923
	March	595	3.20	5.24	104.9	122.0	391.4	6.2	67.0	929
	April	607	3.20	5.44	105.3	122.4	389.0	6.5	66.8	922
	May	601	3.20	5.34	105.6	122.4	382.3	6.8	65.8	917
	June	595	3.20	5.24	105.8	121.6	377.1	7.3	65.1	913
	July	595	3.10	5.24	105.9	121.4	374.2	7.4	64.7	903
	August	595	3.10	5.24	106.0	121.8	374.2	7.1	64.4	894
	September	595	3.10	5.24	106.0	122.0	378.8	6.7	64.9	891
	October	595	3.10	5.24	106.8	122.2	380.4	6.3	64.8	894
	November	595	3.10	5.24	107.1	121.9	380.9	6.1	64.7	897
	December	595	3.00	5.24	106.9	121.3	382.5	5.9	64.8	906
2013	January	595	3.00	5.24		121.3	384	5.8	65.0	906
	February									
	March									
	April									
	May									
	June									
	July									
	August									
	September									
	October									
	November									
	December									

"P & I" means Principal and Interest (assumes $100,000 mortgage amortized over 25 years using current 5 year interest rate)
"NHPI" means New Housing Price Index
"CPI" means Consumer Price Index
"SA" means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM)

Table 6b: Economic Indicators
January 2013

		Interest Rates			NHPI, Total, Hamilton CMA 2007=100	CPI, 2002 =100 (Ontario)	Brantford Labour Market			
		P & I Per $100,000	Mortgage Rates (%)				Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings ($)
			1 Yr. Term	5 Yr. Term						
2012	January	598	3.50	5.29	112.3	120.6	65.2	8.0	65.5	814
	February	595	3.20	5.24	112.7	121.4	65.8	8.2	66.2	812
	March	595	3.20	5.24	113.3	122.0	65.6	8.8	66.5	828
	April	607	3.20	5.44	113.6	122.4	66.9	8.5	67.4	830
	May	601	3.20	5.34	114.1	122.4	67.8	8.3	68.1	836
	June	595	3.20	5.24	114.5	121.6	68.2	8.3	68.5	827
	July	595	3.10	5.24	114.6	121.4	68.1	7.7	68.0	825
	August	595	3.10	5.24	114.9	121.8	68.5	8.5	68.9	811
	September	595	3.10	5.24	115.3	122.0	68.7	8.4	69.0	811
	October	595	3.10	5.24	115.6	122.2	67.8	8.7	68.3	819
	November	595	3.10	5.24	115.9	121.9	66.4	8.2	66.5	840
	December	595	3.00	5.24	116.0	121.3	66.2	8.2	66.2	859
2013	January	595	3.00	5.24		121.3	68	7.8	67.2	861
	February									
	March									
	April									
	May									
	June									
	July									
	August									
	September									
	October									
	November									
	December									

"P & I" means Principal and Interest (assumes $100,000 mortgage amortized over 25 years using current 5 year interest rate)
"NHPI" means New Housing Price Index
"CPI" means Consumer Price Index
"SA" means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM)

METHODOLOGY

Starts & Completions Survey Methodology

The Starts and Completions Survey is conducted by way of site visits which are used to confirm that new units have reached set stages in the construction process. Since most municipalities in the country issue building permits, these are used as an indication of where construction is likely to take place. In areas where there are no permits, reliance has to be placed either on local sources or searching procedures.

The Starts and Completions Survey is carried out monthly in urban areas with population in excess of 50,000, as defined by the 2006 Census. In urban areas with populations of 10,000 to 49,999, all Starts are enumerated in the last month of the quarter (i.e. four times a year, in March, June, September and December). In these centres with quarterly enumeration, Completion activity is modelled based on historical patterns. Monthly Starts and Completions activity in these quarterly locations are statistically estimated at a provincial level for single and multi categories. Centres with populations below 10,000 are enumerated on a sample basis, also in the last month of each quarter (i.e. four times a year, in March, June, September and December).

The Starts and Completions Survey enumerates dwelling units in new structures only, designed for non-transient and year-round occupancy.

Mobile homes are included in the surveys. A mobile home is a type of manufactured house that is completely assembled in a factory and then moved to a foundation before it is occupied.

Trailers or any other movable dwelling (the larger often referred to as a mobile home) with no permanent foundation are excluded from the survey.

Conversions and/or alterations within an existing structure are excluded from the surveys as are seasonal dwellings, such as: summer cottages, hunting and ski cabins, trailers and boat houses; and hostel accommodations, such as: hospitals, nursing homes, penal institutions, convents, monasteries, military and industrial camps, and collective types of accommodation such as: hotels, clubs, and lodging homes.

Market Absorption Survey Methodology

The Market Absorption Survey is carried out in conjunction with the Starts and Completions Survey in urban areas with populations in excess of 50,000. When a structure is recorded as completed, an update is also made as units are sold or rented. The dwellings are then enumerated each month until such time as full absorption occurs.

STARTS AND COMPLETIONS SURVEY AND MARKET ABSORPTION SURVEY DEFINITIONS

A "**dwelling unit**", for purposes of the Starts and Completions Survey, is defined as a structurally separate set of self-contained living premises with a private entrance from outside the building or from a common hall, lobby, or stairway inside the building. Such an entrance must be one that can be used without passing through another separate dwelling unit.

A "**start**", for purposes of the Starts and Completions Survey, is defined as the beginning of construction work on a building, usually when the concrete has been poured for the whole of the footing around the structure, or an equivalent stage where a basement will not be part of the structure.

The number of units "**under construction**" as at the end of the period shown, takes into account certain adjustments which are necessary for various reasons. For example, after a start on a dwelling has commenced construction may cease, or a structure, when completed, may contain more or fewer dwelling units than were reported at start.

A "**completion**", for purposes of the Starts and Completions Survey, is defined as the stage at which all the proposed construction work on a dwelling unit has been performed, although under some circumstances a dwelling may be counted as completed where up to 10 per cent of the proposed work remains to be done.

The term "**absorbed**" means that a housing unit is no longer on the market (i.e. has been sold or rented). This usually happens when a binding contract is secured by a non-refundable deposit and has been signed by a qualified purchaser. The purpose of the Market Absorption Survey is to measure the rate at which units are sold or rented after they are completed, as well as collect prices.

DWELLING TYPES:

A "**Single-Detached**" dwelling (also referred to as "**Single**") is a building containing only one dwelling unit, which is completely separated on all sides from any other dwelling or structure. Includes link homes, where two units may share a common basement wall but are separated above grade. Also includes cluster-single developments.

A "**Semi-Detached (Double)**" dwelling (also referred to as "**Semi**") is one of two dwellings located side-by-side in a building, adjoining no other structure and separated by a common or party wall extending from ground to roof.

A "**Row (Townhouse)**" dwelling is a one family dwelling unit in a row of three or more attached dwellings separated by a common or party wall extending from ground to roof.

The term "**Apartment and other**" includes all dwellings other than those described above, including structures commonly known as stacked townhouses, duplexes, triplexes, double duplexes and row duplexes.

INTENDED MARKET:

The "**intended market**" is the tenure in which the unit is being marketed. This includes the following categories:

Freehold: A residence where the owner owns the dwelling and lot outright.

Condominium (including Strata-Titled): An individual dwelling which is privately owned, but where the building and/or the land are collectively owned by all dwelling unit owners. A condominium is a form of ownership rather than a type of house.

Rental: Dwelling constructed for rental purposes regardless of who finances the structure.

GEOGRAPHICAL TERMS:

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a large urban area (known as the urban core). The census population count of the urban core is at least 10,000 to form a census agglomeration and at least 100,000 to form a census metropolitan area. To be included in the CMA or CA, other adjacent municipalities must have a high degree on integration with the central urban area, as measured by commuting flows derived from census place of work data. CMAs and CAs contain whole municipalities or Census Subdivisions.

A "**Rural**" area, for the purposes of this publication, is a centre with a population less than 10,000.

All data presented in this publication is based on Statistics Canada's 2006 Census area definitions.

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